

APPENDIX A
AGENCY CORRESPONDENCE



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Kansas Field Office
2609 Anderson Avenue
Manhattan, Kansas 66502-6172

April 12, 2006

4/14/06 ①
APR 14 2006

MEMORANDUM

64411-2006-P-0221

TO: Superintendent, National Park Service, Tallgrass Prairie National Preserve Office
Attn: Natural Resources Program Manager

FROM: Field Supervisor, Fish and Wildlife Service, Kansas Field Office *Michael J. LeVelly*

SUBJECT: Site Development Plan and Environmental Assessment

This is in response to your March 15, 2006 letter regarding your preparation of a site development plan and environmental assessment for future facilities at the Tallgrass Prairie National Preserve, Chase County, Kansas. The current action alternative being considered would locate the visitor information and orientation center near a tributary to Fox Creek which is known to be occupied by the endangered Topeka shiner. It is anticipated that development will be close but not occur directly in the stream itself.

By avoiding construction impacts within the stream channel, there should be no opportunity for directly impacting the Topeka shiner or its aquatic habitat. The remaining question is whether the project may indirectly affect habitat. The Park Service should assess its proposal and determine whether the construction process itself or the operation and maintenance of the facility could impact habitat quality in this stream. Factors such as surface runoff and riparian corridor maintenance should be evaluated. If it is determined that any phase of the proposed activity may adversely affect habitat to the detriment of the species, formal consultation pursuant to section 7 of the Endangered Species Act may be required. If you determine, and this office concurs, that there will be no adverse effect, there will be no need for further consultation.

Please contact Dan Mulhern of this office if you have further questions or require more information regarding the section 7 process. Thank you for this opportunity to review the proposal and provide these comments.

cc: KDWP, Pratt, KS (Environmental Services)

March 15, 2006

D18 (TAPR)
xL7615
xN1619

Michael J. LeValley
U.S. Fish and Wildlife Service
315 Houston Street, Suite E
Manhattan, Kansas 66502

Dear Mr. LeValley:

Tallgrass Prairie National Preserve has restarted the process of preparing a site development plan and environmental assessment for future facilities. We informed Mr. William Gill of the initial start of this process in a letter, copy enclosed, dated October 28, 2003. Mr. Gill's response, dated November 12, 2003, is also enclosed.


We consulted with your office during the development of the general management plan (GMP) including our preparation of a related biological assessment (BA). The BA is enclosed for your reference.

The current action alternative being considered for future facilities would require amending the preserve's GMP to move the visitor information and orientation area. The new proposed location for the visitor center and administration facility is south of the historic ranch headquarters along the west side of Kansas State Highway 177 (NE/4 Sec. 6 T19S R8E). The new proposed location for the maintenance facilities is east of the Strong City Sewage Lagoons (NE/4 Sec. 17 T19S R8E). A map is enclosed showing the original location and the two new proposed locations.

The primary habitat includes go-back prairie and brome fields. Most of the area was previously disturbed by agricultural and ranch facilities development. The visitor center/administration area includes Topeka shiner habitat (tributary to Fox Creek). Topeka shiners have been collected by National Park Service and Kansas Department of Wildlife and Parks staff upstream. It is anticipated that development will be close but not occur directly in the stream area, however, the Topeka shiner habitat is within the proposed development area. The maintenance area does not include Topeka shiner habitat.

We appreciate the opportunity to work together for the benefit of the preserve's resources. Please contact our Natural Resources Program Manager, Kristen Hase, regarding any necessary actions under Section 7 of the Endangered Species Act of 1973, as amended.

Sincerely,


Stephen T. Miller
Superintendent

Enclosures (3)

NOV-21-2003 15:23

TALLGRASS PRAIRIE NPRES

P.19/26

NOV 17 2003

11/17/03

copy provided to Park



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Kansas Field Office
315 Houston Street, Suite E
Manhattan, Kansas 66502-6172

November 12, 2003

Stephen T. Miller
Superintendent
National Park Service
Tallgrass Prairie National Preserve
P.O. Box 585, 226 Broadway
Cottonwood Falls, Kansas 66845

Dear Mr. Miller:

This is in response to your October 28, 2003 letter announcing the Park Service's process of preparing a site development plan and environmental assessment for future facilities development. Plans include a visitor information and orientation area with visitor and administrative facilities. Our principle interests in this development are the protection of federal trust resources, including threatened and endangered species, migratory birds, and wetlands.

As you are already aware, the endangered Topoka shiner (*Notropis topeka*) has been confirmed as occurring in streams on the Preserve. Two unnamed right bank tributaries to Fox Creek are known to contain this endangered fish, as is an unnamed left bank direct tributary to the Cottonwood River. Impacts to these areas, including increased runoff or significant alterations to the watershed areas, should be avoided if at all possible. You have already indicated in your General Management Plan a desire to minimize impacts on the prairie resource for which the Preserve was dedicated, which will help minimize impacts on grassland nesting birds, some of which are experiencing sharp population declines in recent years. In this predominantly prairie setting, wetlands are generally associated with streams and artificial impoundments. However, a more site-specific assessment should be conducted prior to final selection of a particular site for development. If wetland habitats may be impacted, a permit may be required from the U.S. Army Corps of Engineers.

If you have any further questions regarding any of these comments, please contact this office again. Thank you for providing us this opportunity for coordination.

Sincerely,

William H. Gill

William H. Gill
Field Supervisor

United States Department of Agriculture



Natural Resources Conservation Service
3020 W. 18th, Suite B
Emporia, Kansas 66801-6191

Phone: 620-343-7276
FAX: 620-343-7871
www.ks.nrcs.usda.gov

SEP 27 2006

for 9/27/06

(2c)

September 26, 2006

Stephen Miller, Superintendent
Tallgrass Prairie National Preserve Office
P.O. Box 585
Cottonwood Falls, Kansas 66845-0585

Dear Mr. Miller:

Thank you for completing Part VI and VII of the AD-1006 Farmland Conversion Impact Rating form for a visitor center and administration facilities along the west side of Highway 177 (E2 Sec. 6 T19S R8E). This project is located in Chase County.

Enclosed is a copy of the completed Farmland Conversion Impact Rating (AD-1006) form for you to keep.

I see no other adverse environmental effects for which the Natural Resources Conservation Service is responsible for evaluating.

I wish you well with your project and if our local NRCS office in Cottonwood Falls can be of any assistance, don't hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "William M. Gilliam".

WILLIAM M. GILLIAM
Assistant State Conservationist

Attachment

cc w/o attachment:

Gay L. Spencer, District Conservationist, NRCS, Emporia, Kansas
Lynn E. Thurlow, Soil Conservationist, NRCS, Salina, Kansas

Helping People Help the Land

An Equal Opportunity Provider and Employer

SEP 27 2006

U.S. Department of Agriculture					
FARMLAND CONVERSION IMPACT RATING					
PART I (To be completed by Federal Agency)			Date Of Land Evaluation Request <u>08/03/2006</u>		
Name of Project <u>General Management Plan Revision</u>			Federal Agency Involved <u>DOI Nat'l Park Service</u>		
Proposed Land Use <u>Visitor Center / Admin Facilities</u>			County and State <u>Chase County, KS</u>		
PART II (To be completed by NRCS)			Date Request Received By NRCS <u>8/7/06</u> Person Completing Form: <u>S. Hightower</u>		
Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form)			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Acres Irrigated <u>368</u>	Average Farm Size <u>1,391</u>
Major Crop(s) <u>Soybeans</u>	Farmable Land in Govt. Jurisdiction Acres: <u>354,753</u> % <u>71</u>	Amount of Farmland As Defined in FPPA Acres: <u>129,455</u> % <u>26</u>			
Name of Land Evaluation System Used <u>IESA</u>	Name of State or Local Site Assessment System <u>-</u>	Date Land Evaluation Returned by NRCS <u>8/10/06</u>			
PART III (To be completed by Federal Agency)			Alternative Site Rating		
			Site A	Site B	Site C
A. Total Acres To Be Converted Directly			<u>4.5</u>		
B. Total Acres To Be Converted Indirectly			<u>1.5</u>		
C. Total Acres In Site			<u>6.0</u>		
PART IV (To be completed by NRCS) Land Evaluation Information					
A. Total Acres Prime And Unique Farmland			<u>4.7</u>		
B. Total Acres Statewide Important or Local Important Farmland			<u>354,753</u>		
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted			<u>4</u>		
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value			<u>71</u>		
PART V (To be completed by NRCS) Land Evaluation Criterion					
Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)			<u>50</u>		
PART VI (To be completed by Federal Agency) Site Assessment Criteria (Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)			Maximum Points	Site A	Site B
1. Area In Non-urban Use			(15)	<u>15</u>	
2. Perimeter In Non-urban Use			(10)	<u>10</u>	
3. Percent Of Site Being Farmed			(20)	<u>0</u>	
4. Protection Provided By State and Local Government			(20)	<u>20</u>	
5. Distance From Urban Built-up Area			(15)	<u>15</u>	
6. Distance To Urban Support Services			(15)	<u>0</u>	
7. Size Of Present Farm Unit Compared To Average			(10)	<u>0</u>	
8. Creation Of Non-farmable Farmland			(10)	<u>0</u>	
9. Availability Of Farm Support Services			(5)	<u>3</u>	
10. On-Farm Investments			(20)	<u>0</u>	
11. Effects Of Conversion On Farm Support Services			(10)	<u>0</u>	
12. Compatibility With Existing Agricultural Use			(10)	<u>5</u>	
TOTAL SITE ASSESSMENT POINTS			160	<u>68</u>	
PART VII (To be completed by Federal Agency)					
Relative Value Of Farmland (From Part V)			100	<u>50</u>	
Total Site Assessment (From Part VI above or local site assessment)			160	<u>68</u>	
TOTAL POINTS (Total of above 2 lines)			260	<u>118</u>	
Site Selected: <u>A</u>			Date Of Selection <u>8/16/06</u>		
			Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Reason For Selection: <u>Visitor Center / Admin Facilities</u>					
Name of Federal agency representative completing this form: <u>Kristen Hase</u>					Date: <u>08/03/2006</u>
(See Instructions on reverse side)					

Form AD-1006 (03-02)

United States Department of Agriculture



Natural Resources Conservation Service
3020 W. 18th, Suite B
Emporia, Kansas 66801-6191

Phone: 620-343-7276
FAX: 620-343-7871
www.ks.nrcs.usda.gov

SEP 27 2006

9/27/06

(2)

September 26, 2006

Stephen Miller, Superintendent
Tallgrass Prairie National Preserve Office
P.O. Box 585
Cottonwood Falls, Kansas 66845-0585

Dear Mr. Miller:

Thank you for completing Part VI and VII of the AD-1006 Farmland Conversion Impact Rating form for a maintenance facility along the east side of the Strong City sewage lagoons. This project is located in Chase County.

Enclosed is a copy of the completed Farmland Conversion Impact Rating (AD-1006) form for you to keep.

I see no other adverse environmental effects for which the Natural Resources Conservation Service is responsible for evaluating.

I wish you well with your project and if our local NRCS office in Cottonwood Falls can be of any assistance, don't hesitate to call.

Sincerely,

A handwritten signature in cursive script, reading "William M. Gilliam".

WILLIAM M. GILLIAM
Assistant State Conservationist

Attachment

cc w/o attachment:

Gay L. Spencer, District Conservationist, NRCS, Emporia, Kansas
Lynn E. Thurlow, Soil Conservationist, NRCS, Salina, Kansas

Helping People Help the Land

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SEP 27 2006

U.S. Department of Agriculture					
FARMLAND CONVERSION IMPACT RATING					
PART I (To be completed by Federal Agency)			Date Of Land Evaluation Request <u>07/31/2006</u>		
Name of Project <u>General Management Plan Revision</u>			Federal Agency Involved <u>DOI Natl Park Service</u>		
Proposed Land Use <u>Maintenance Facilities</u>			County and State <u>Chase County, KS</u>		
PART II (To be completed by NRCS)			Date Request Received By NRCS <u>8/17/06</u>		
Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form)			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Person Completing Form: <u>S. Hightower</u>
			Acres Irrigated <u>368</u>		Average Farm Size <u>1,391</u>
Major Crop(s) <u>Soybeans</u>		Farmable Land In Govt. Jurisdiction Acres: <u>354,750</u> % <u>71</u>		Amount of Farmland As Defined in FPPA Acres: <u>129,455</u> % <u>26</u>	
Name of Land Evaluation System Used <u>LESA</u>		Name of State or Local Site Assessment System <u>-</u>		Date Land Evaluation Returned by NRCS <u>8/12/2006</u>	
PART III (To be completed by Federal Agency)			Alternative Site Rating		
A. Total Acres To Be Converted Directly			Site A	Site B	Site C
B. Total Acres To Be Converted Indirectly			2.8		
C. Total Acres In Site			2.7		
			5.5		
PART IV (To be completed by NRCS) Land Evaluation Information					
A. Total Acres Prime And Unique Farmland			4.9		
B. Total Acres Statewide Important or Local Important Farmland			-		
C. Percentage Of Farmland In County Or Local Govt. Unit To Be Converted			21		
D. Percentage Of Farmland In Govt. Jurisdiction With Same Or Higher Relative Value			71		
PART V (To be completed by NRCS) Land Evaluation Criterion			77		
Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)					
PART VI (To be completed by Federal Agency) Site Assessment Criteria (Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)			Maximum Points	Site A	Site B
1. Area In Non-urban Use			(15)	13	
2. Perimeter In Non-urban Use			(10)	3	
3. Percent Of Site Being Farmed			(20)	20	
4. Protection Provided By State and Local Government			(20)	20	
5. Distance From Urban Built-up Area			(15)	15	
6. Distance To Urban Support Services			(15)	0	
7. Size Of Present Farm Unit Compared To Average			(10)	0	
8. Creation Of Non-farmable Farmland			(10)	0	
9. Availability Of Farm Support Services			(5)	3	
10. On-Farm Investments			(20)	10	
11. Effects Of Conversion On Farm Support Services			(10)	0	
12. Compatibility With Existing Agricultural Use			(10)	5	
TOTAL SITE ASSESSMENT POINTS			160	89	
PART VII (To be completed by Federal Agency)					
Relative Value Of Farmland (From Part V)			100	77	
Total Site Assessment (From Part VI above or local site assessment)			160	89	
TOTAL POINTS (Total of above 2 lines)			260	166	
Site Selected: <u>A</u>		Date Of Selection <u>8/16/06</u>		Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Reason For Selection: <u>Maintenance Facilities</u>					
Name of Federal agency representative completing this form: <u>Kristen Hase</u>					Date:

(See Instructions on reverse side)

Form AD-1006 (03-02)

August 14, 2006

D18 (TAPR)
xL7615
xN1619

Sheldon Hightower
NRCS Area Office
3020 W. 18th Avenue, Suite B
Emporia, Kansas 66801

Dear Mr. Hightower:

Thank you for your assistance with Prime and Unique Farmland compliance regarding the new proposed visitor center/administration facilities and maintenance facilities at Tallgrass Prairie National Preserve. I have completed Part VI of the Farmland Conversion Impact Rating forms (Form AD-1006) and am enclosing the forms for your review. I am also enclosing a map of the two facilities locations.

Please contact Natural Resources Program Manager Kristen Hase with comments or questions about the forms or about necessary actions that may be required to proceed further into this process. Thank you for your time.

Sincerely,

Sgt. Kristen

Stephen T. Miller
Superintendent

Enclosures 3

bcc:
Supt
CNR
/central files
chron file
reading file

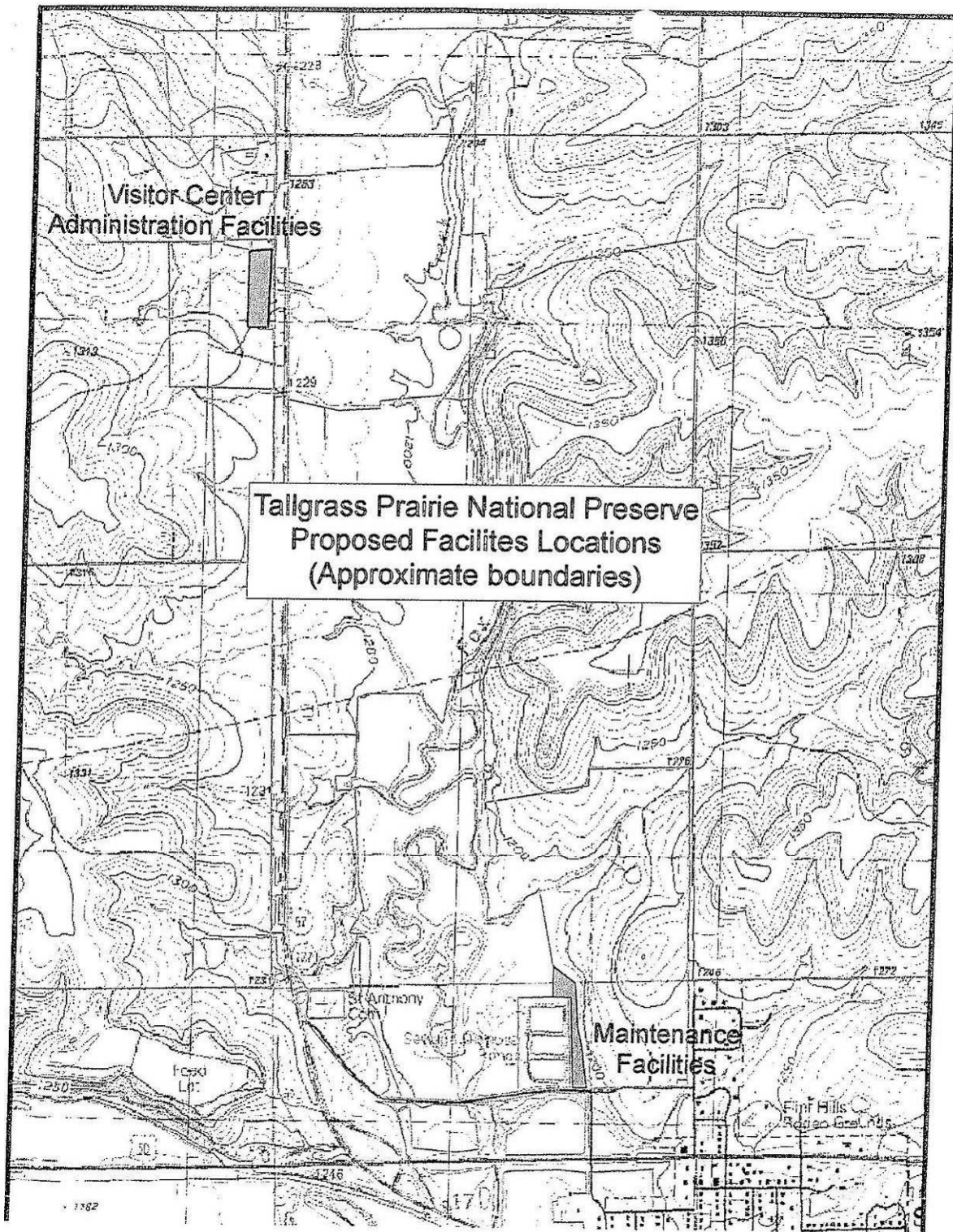
STMiller:kjh; 8/14/2006

U.S. Department of Agriculture					
FARMLAND CONVERSION IMPACT RATING					
PART I (To be completed by Federal Agency)			Date Of Land Evaluation Request <u>07/31/2006</u>		
Name of Project <u>General Management Plan Revision</u>			Federal Agency Involved <u>DOI Natl Park Service</u>		
Proposed Land Use <u>Maintenance Facilities</u>			County and State <u>Chase County, KS</u>		
PART II (To be completed by NRCS)			Date Request Received, By NRCS <u>8/1/06</u> Person Completing Form: <u>S. Hightower</u>		
Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form)			YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Acres Irrigated <u>368</u> Average Farm Size <u>1,391</u>
Major Crop(s) <u>Soybeans</u>	Farmable Land In Govt. Jurisdiction Acres: <u>354,73%</u> <u>71</u>		Amount of Farmland As Defined in FPPA Acres: <u>129,455%</u> <u>26</u>		
Name of Land Evaluation System Used <u>LESA</u>	Name of State or Local Site Assessment System <u>-</u>		Date Land Evaluation Returned by NRCS <u>8/2/2006</u>		
PART III (To be completed by Federal Agency)			Alternative Site Rating		
			Site A	Site B	Site C
A. Total Acres To Be Converted Directly			<u>2.8</u>		
B. Total Acres To Be Converted Indirectly			<u>2.7</u>		
C. Total Acres In Site			<u>5.5</u>		
PART IV (To be completed by NRCS) Land Evaluation Information					
A. Total Acres Prime And Unique Farmland			<u>4.9</u>		
B. Total Acres Statewide Important or Local Important Farmland			<u>-</u>		
C. Percentage Of Farmland In County Or Local Govt. Unit To Be Converted			<u>21</u>		
D. Percentage Of Farmland In Govt. Jurisdiction With Same Or Higher Relative Value			<u>71</u>		
PART V (To be completed by NRCS) Land Evaluation Criterion					
Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)			<u>77</u>		
PART VI (To be completed by Federal Agency) Site Assessment Criteria (Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-105)			Maximum Points	Site A	Site B
1. Area In Non-urban Use			(15)	<u>13</u>	
2. Perimeter In Non-urban Use			(10)	<u>3</u>	
3. Percent Of Site Being Farmed			(20)	<u>20</u>	
4. Protection Provided By State and Local Government			(20)	<u>20</u>	
5. Distance From Urban Built-up Area			(15)	<u>15</u>	
6. Distance To Urban Support Services			(15)	<u>0</u>	
7. Size Of Present Farm Unit Compared To Average			(10)	<u>0</u>	
8. Creation Of Non-farmable Farmland			(10)	<u>0</u>	
9. Availability Of Farm Support Services			(5)	<u>3</u>	
10. On-Farm Investments			(20)	<u>10</u>	
11. Effects Of Conversion On Farm Support Services			(10)	<u>0</u>	
12. Compatibility With Existing Agricultural Use			(10)	<u>5</u>	
TOTAL SITE ASSESSMENT POINTS			160	<u>89</u>	
PART VII (To be completed by Federal Agency)					
Relative Value Of Farmland (From Part V)			100	<u>77</u>	
Total Site Assessment (From Part VI above or local site assessment)			160	<u>89</u>	
TOTAL POINTS (Total of above 2 lines)			260	<u>166</u>	
Site Selected:		Date Of Selection	Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input type="checkbox"/>		
Reason For Selection:					
Name of Federal agency representative completing this form: <u>Kristen Hase</u> Date:					

(See Instructions on reverse side)

Form AD-1006 (03-02)

U.S. Department of Agriculture					
FARMLAND CONVERSION IMPACT RATING					
PART I (To be completed by Federal Agency)			Date Of Land Evaluation Request <u>08/03/2006</u>		
Name of Project <u>General Management Plan Revision</u>			Federal Agency Involved <u>DOI Nat'l Park Service</u>		
Proposed Land Use <u>Visitor Center / Admin Facilities</u>			County and State <u>Chase County, KS</u>		
PART II (To be completed by NRCS)			Date Request Received By NRCS <u>8/7/06</u> Person Completing Form: <u>S. Hightower</u>		
Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form)			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Acres Irrigated <u>368</u> Average Farm Size <u>1,391</u>
Major Crop(s) <u>Soybeans</u>	Farmable Land In Govt. Jurisdiction Acres: <u>354,753</u> % <u>71</u>		Amount of Farmland As Defined in FPPA Acres: <u>129,455</u> % <u>26</u>		
Name of Land Evaluation System Used <u>LESA</u>	Name of State or Local Site Assessment System <u>-</u>		Date Land Evaluation Returned by NRCS <u>8/10/06</u>		
PART III (To be completed by Federal Agency)			Alternative Site Rating		
A. Total Acres To Be Converted Directly			Site A	Site B	Site C
B. Total Acres To Be Converted Indirectly			4.5		
C. Total Acres In Site			1.5		
			6.0		
PART IV (To be completed by NRCS) Land Evaluation Information					
A. Total Acres Prime And Unique Farmland			4.7		
B. Total Acres Statewide Important or Local Important Farmland			354,753		
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted			4		
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value			71		
PART V (To be completed by NRCS) Land Evaluation Criterion			50		
Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)					
PART VI (To be completed by Federal Agency) Site Assessment Criteria (Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-105)			Maximum Points	Site A	Site B
1. Area In Non-urban Use			(15)	15	
2. Perimeter In Non-urban Use			(10)	10	
3. Percent Of Site Being Farmed			(20)	0	
4. Protection Provided By State and Local Government			(20)	20	
5. Distance From Urban Built-up Area			(15)	15	
6. Distance To Urban Support Services			(15)	0	
7. Size Of Present Farm Unit Compared To Average			(10)	0	
8. Creation Of Non-farmable Farmland			(10)	0	
9. Availability Of Farm Support Services			(5)	3	
10. On-Farm Investments			(20)	0	
11. Effects Of Conversion On Farm Support Services			(10)	0	
12. Compatibility With Existing Agricultural Use			(10)	5	
TOTAL SITE ASSESSMENT POINTS			160	68	
PART VII (To be completed by Federal Agency)					
Relative Value Of Farmland (From Part V)			100	50	
Total Site Assessment (From Part VI above or local site assessment)			160	68	
TOTAL POINTS (Total of above 2 lines)			260	118	
Site Selected:		Date Of Selection	Was A Local Site Assessment Used?		
			YES <input type="checkbox"/> NO <input type="checkbox"/>		
Reason For Selection:					
Name of Federal agency representative completing this form: <u>Kristen Hase</u> Date: <u>08/03/2006</u>					
(See Instructions on reverse side) Form AD-1006 (03-02)					



August 3, 2006

D18 (TAPR)
xL7615
xN1619

Sheldon Hightower
NRCS Area Office
3020 W. 18th Avenue, Suite B
Emporia, Kansas 66801

Dear Mr. Hightower:

Tallgrass Prairie National Preserve has restarted the process of preparing a site development plan and environmental assessment for future facilities.

The current action alternative being considered for future facilities would require amending the preserve's general management plan to move the visitor center and administration facilities. The new proposed location for these facilities is south of the historic ranch house and barn and on the west side of Highway 177 (E/2 Sec. 6 T19S R8E). A map is enclosed showing the new proposed location.

Historically, the area was farmed but it is currently a "go back" native or mixed native and nonnative prairie. Soils for the area include: Martin, Ivan, and Smolan. It is likely that these soils will be directly or indirectly affected by building the proposed facilities on this site. Final plans for the facilities have not been determined, so the extent of the impacts to these soil resources is unknown at this time. A Farmland Conversion Impact Rating Form (Form AD-1006) is enclosed for your review.

We appreciate the opportunity to work together for the benefit of the preserve's resources. Please contact Natural Resources Program Manager Kristen Hase regarding necessary actions that may be required to proceed further into this process.

Sincerely,

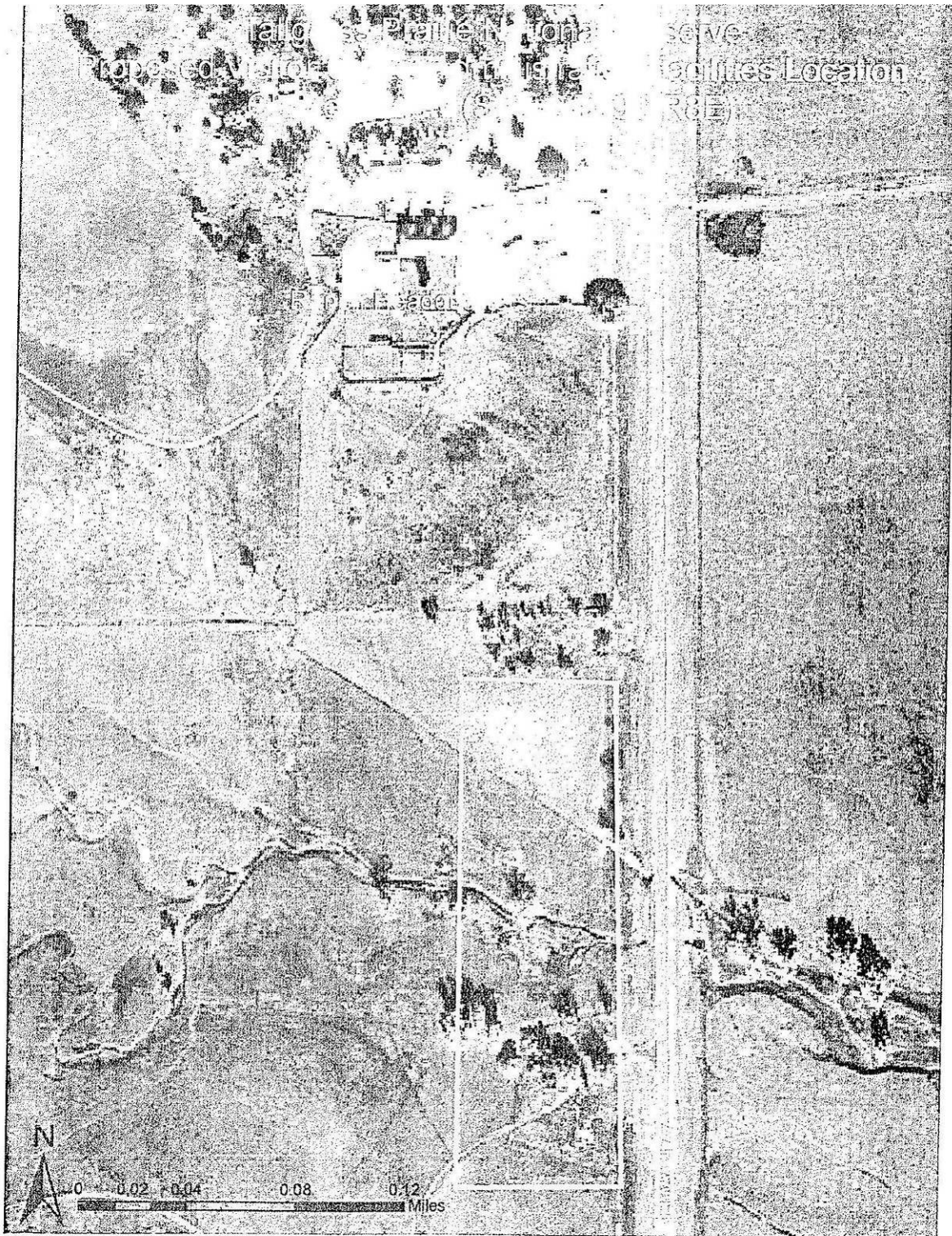


Stephen T. Miller
Superintendent

Enclosures 2

bcc:
Supt
CNR
central files
chron file
reading file

STMiler:kjh; 8/4/2006



U.S. Department of Agriculture							
FARMLAND CONVERSION IMPACT RATING							
PART I (To be completed by Federal Agency)				Date Of Land Evaluation Request <u>08/03/2006</u>			
Name of Project <u>General Management Plan Revision</u>				Federal Agency Involved <u>DOI Nat'l Park Service</u>			
Proposed Land Use <u>Visitor Center / Admin Facilities</u>				County and State <u>Chase County, KS</u>			
PART II (To be completed by NRCS)				Date Request Received By NRCS		Person Completing Form:	
Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form)				YES <input type="checkbox"/> NO <input type="checkbox"/>		Acres Irrigated	
Major Crop(s)				Farmable Land In Govt. Jurisdiction Acres: %		Amount of Farmland As Defined in FPPA Acres: %	
Name of Land Evaluation System Used				Name of State or Local Site Assessment System		Date Land Evaluation Returned by NRCS	
PART III (To be completed by Federal Agency)				Alternative Site Rating			
				Site A	Site B	Site C	Site D
A. Total Acres To Be Converted Directly				4.5			
B. Total Acres To Be Converted Indirectly				1.5			
C. Total Acres In Site				6.0			
PART IV (To be completed by NRCS) Land Evaluation Information							
A. Total Acres Prime And Unique Farmland							
B. Total Acres Statewide Important or Local Important Farmland							
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted							
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value							
PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)							
PART VI (To be completed by Federal Agency) Site Assessment Criteria (Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)				Maximum Points	Site A	Site B	Site C
1. Area In Non-urban Use				(15)			
2. Perimeter In Non-urban Use				(10)			
3. Percent Of Site Being Farmed				(20)			
4. Protection Provided By State and Local Government				(20)			
5. Distance From Urban Built-up Area				(15)			
6. Distance To Urban Support Services				(15)			
7. Size Of Present Farm Unit Compared To Average				(10)			
8. Creation Of Non-farmable Farmland				(10)			
9. Availability Of Farm Support Services				(5)			
10. On-Farm Investments				(20)			
11. Effects Of Conversion On Farm Support Services				(10)			
12. Compatibility With Existing Agricultural Use				(10)			
TOTAL SITE ASSESSMENT POINTS				160			
PART VII (To be completed by Federal Agency)							
Relative Value Of Farmland (From Part V)				100			
Total Site Assessment (From Part VI above or local site assessment)				160			
TOTAL POINTS (Total of above 2 lines)				260			
Site Selected:				Date Of Selection		Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input type="checkbox"/>	
Reason For Selection:							
Name of Federal agency representative completing this form: <u>Kristen Hase</u>							
(See Instructions on reverse side)						Date: <u>08/03/2006</u>	

Form AD-1006 (03-02)

July 31, 2006

D18 (TAPR)
xL7615
xN1619

Sheldon Hightower
NRCS Area Office
3020 W. 18th Avenue, Suite B
Emporia, Kansas 66801

Dear Mr. Hightower:

Tallgrass Prairie National Preserve has restarted the process of preparing a site development plan and environmental assessment for future facilities.

The current action alternative being considered for future facilities would require amending the preserve's general management plan to move the maintenance facilities. The new proposed location for the maintenance facilities is east of the Strong City sewage lagoons (NE/4 Sec. 17 T19S R8E). A map is enclosed showing the new proposed location.

The area currently is managed as a brome hay field. The area has an old storage barn and is bordered by the Strong City sewage lagoons. Soils for the area include: Reading, Martin, and Clime-Sogn complex. It is likely that these soils will be directly or indirectly affected by building the proposed maintenance facilities on this site. Final plans for the facilities have not been determined, so the extent of the impacts to these soil resources is unknown at this time. A Farmland Conversion Impact Rating Form (Form AD-1006) is enclosed for your review.

We appreciate the opportunity to work together for the benefit of the preserve's resources. Please contact Natural Resources Program Manager Kristen Hase regarding necessary actions that may be required to proceed further into this process.

Sincerely,



Stephen T. Miller
Superintendent

Enclosures 2

bcc:
Supt
CNR
central files
~~chron~~ file
reading file

U.S. Department of Agriculture					
FARMLAND CONVERSION IMPACT RATING					
PART I (To be completed by Federal Agency)			Date Of Land Evaluation Request <u>07/31/2006</u>		
Name of Project <u>General Management Plan Revision</u>			Federal Agency Involved <u>DOI Natl Park Service</u>		
Proposed Land Use <u>Maintenance Facilities</u>			County and State <u>Chase County, KS</u>		
PART II (To be completed by NRCS)			Date Request Received By NRCS		Person Completing Form:
Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form)			YES <input type="checkbox"/>	NO <input type="checkbox"/>	
Major Crop(s)		Farmable Land In Govt. Jurisdiction Acres: %	Acres Irrigated		Average Farm Size
Name of Land Evaluation System Used		Name of State or Local Site Assessment System	Date Land Evaluation Returned by NRCS		
PART III (To be completed by Federal Agency)			Alternative Site Rating		
			Site A	Site B	Site C
A. Total Acres To Be Converted Directly			2.8		
B. Total Acres To Be Converted Indirectly			2.7		
C. Total Acres In Site			5.5		
PART IV (To be completed by NRCS) Land Evaluation Information					
A. Total Acres Prime And Unique Farmland					
B. Total Acres Statewide Important or Local Important Farmland					
C. Percentage Of Farmland In County Or Local Govt. Unit To Be Converted					
D. Percentage Of Farmland In Govt. Jurisdiction With Same Or Higher Relative Value					
PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value Of Farmland To Be Converted (Scale of 0 to 100 Points)					
PART VI (To be completed by Federal Agency) Site Assessment Criteria (Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)			Maximum Points	Site A	Site B
1. Area In Non-urban Use			(15)		
2. Perimeter In Non-urban Use			(10)		
3. Percent Of Site Being Farmed			(20)		
4. Protection Provided By State and Local Government			(20)		
5. Distance From Urban Built-up Area			(15)		
6. Distance To Urban Support Services			(15)		
7. Size Of Present Farm Unit Compared To Average			(10)		
8. Creation Of Non-farmable Farmland			(10)		
9. Availability Of Farm Support Services			(5)		
10. On-Farm Investments			(20)		
11. Effects Of Conversion On Farm Support Services			(10)		
12. Compatibility With Existing Agricultural Use			(10)		
TOTAL SITE ASSESSMENT POINTS			160		
PART VII (To be completed by Federal Agency)					
Relative Value Of Farmland (From Part V)			100		
Total Site Assessment (From Part VI above or local site assessment)			160		
TOTAL POINTS (Total of above 2 lines)			260		
Site Selected:		Date Of Selection	Was A Local Site Assessment Used?		
			YES <input type="checkbox"/> NO <input type="checkbox"/>		
Reason For Selection:					
Name of Federal agency representative completing this form: <u>Kristen Hase</u>					Date:
(See Instructions on reverse side)					

Form AD-1006 (03-02)



SEP - 5 2006

5

AGENCY REVIEW TRANSMITTAL FORM

Comments by: KDHE

Transmittal Date: September 1, 2006

This form provides notification and the opportunity for your agency to review and comments on this proposed project as required by Executive Order 12372. Review Agency, please complete Parts II and III as appropriate and return to contact person listed below. Your prompt response will be appreciated.

RETURN TO: Mr. Stephen Miller
United States Department of the Interior, National Park Service
Tallgrass Prairie National Preserve Office
P.O. Box 585, 266 Broadway
Cottonwood Falls, KS 66845-0585

PART I REVIEW AGENCIES/COMMISSION

<input type="checkbox"/> Aging	<input type="checkbox"/> Education	<input type="checkbox"/> State Forester
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Geological Survey, KS	<input type="checkbox"/> Transportation
<input type="checkbox"/> Biological Survey	<input checked="" type="checkbox"/> Health & Environment	<input type="checkbox"/> Water Office, KS
<input type="checkbox"/> Conservation Commission	<input type="checkbox"/> Historical Society	<input type="checkbox"/> Wildlife & Parks
<input type="checkbox"/> Corporation Commission	<input type="checkbox"/> Social & Rehabilitation	<input type="checkbox"/> Commerce

PART II AGENCY REVIEW COMMENTS

COMMENTS: (Attach additional sheet if necessary) Re: New location proposed visitor center and administrative facilities, Strong City, KS
Please see the enclosed comments submitted by Dawit Teclehaimanot, Bureau of Environmental Remediation.

PART III RECOMMENDED ACTION COMMENTS

<input checked="" type="checkbox"/> Clearance of the project should be granted.	<input type="checkbox"/> Clearance of the project should not be delayed but the Applicant should (in the final application) address and clarify the question or concerns indicated above.
<input type="checkbox"/> Clearance of the project should not be granted.	
<input type="checkbox"/> Clearance of the project should be delayed until the issues or questions above have been clarified.	<input type="checkbox"/> Request the opportunity to review final application prior to submission to the federal funding agency.
<input type="checkbox"/> Request a State Process Recommendation in concurrence with the above comments.	

DIVISIONS/ AGENCY/ COMMISSION

Reviewer's Name: Ronald F. Hammerschmidt Date: September 1, 2006

Organization: Kansas Department of Health & Environment
Ronald F. Hammerschmidt, Ph.D.
Director, Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 400
Topeka, KS 66612-1367

RFH:df
enclosure



SEP - 3 2006

KANSAS
DEPARTMENT OF HEALTH & ENVIRONMENT
KATHLEEN SEBELIUS, GOVERNOR
Roderick L. Bremby, Secretary

MEMORANDUM

TO: Donna Fisher

CC: Bob Jurgens → File: Strong City Dump, Chase CO (009-STR)

FROM: Dawit Tecle

DATE: August 23, 2006

RE: Environmental Audit Requested by USDI National Park Service for a new proposed location for maintenance facility east of the Strong City Sewage Lagoons.

The Kansas Department of Health and Environment (KDHE), Bureau of Environmental Remediation (BER), Assessment and Restoration Section, Landfill / Drycleaner Remediation Unit has one known closed city dump site in the vicinity of the proposed project site. The Strong City dump site is located in the NW ¼, SE ¼, NE ¼, Sec 17, T19S, R8E (see attached map).

Staff from USDI national park service, are welcome to come view the KDHE-BER files in accordance with the Kansas Open Records Act. If you have any questions, please contact me at (785) 296-6377 or at dtecle@kdhe.state.ks.us.

DIVISION OF ENVIRONMENT
Bureau of Environmental Remediation

1000 SW Jackson, Suite 410
(785) 296-6377

Topeka, KS 66612-1367
FAX (785) 296-4823

strong City Dump Site



August 16, 2006

D18 (TAPR)
xA7615
xL7615

Ronald Hammerschmidt, Ph.D.
Director, Division of Environment
Kansas Department of Health and Environment
Curtis State Office Building
1000 SW Jackson Street, Suite 400
Topeka, Kansas 66612-1367

Dear Mr. Hammerschmidt:

Tallgrass Prairie National Preserve has restarted the process of preparing a site alternatives study and environmental assessment for future facilities. We informed you of the initial start of this process in a letter dated October 28, 2003. Your office's response, in November 2003, is enclosed.

The current action alternative being considered for future facilities would require amending the preserve's general management plan to move the visitor information and orientation area. The new proposed location for the visitor center and administration facilities is south of the historic ranch headquarters along the west side of Kansas State Highway 177 (NE/4 Sec. 6 T19S R8E). The new proposed location for the maintenance facility is east of the Strong City Sewage Lagoons (NE/4 Sec. 17 T19S R8E). A map is enclosed showing the original location and the two new proposed locations.

Most of the area was previously disturbed by agricultural and ranch facilities development, and includes go-back prairie and brome fields. Surface water resources include an unnamed tributary to Fox Creek. It is anticipated that development will be close but not occur directly in the stream area.

We would appreciate any additional input your office may have regarding health and environmental issues in the proposed areas. Please contact our Natural Resources Program Manager, Kristen Hase, at 620-273-6034 if you have any questions or need additional information.

Sincerely,



Stephen T. Miller
Superintendent

Enclosures 2

bcc:
CNR
/central files
chron files
reading file

STMiller:mem:8/16/2006

File 11/18/03
copy forwarded to Bep.
C.

SOE2 2 1 AGN

AGENCY REVIEW TRANSMITTAL FORM

Comments by _____

Transmittal Date _____

This form provides notification and the opportunity for your agency to review and comments on this proposed project as required by Executive Order 12372. Review Agency, please complete Parts II and III as appropriate and return to contact person listed below. Your prompt response will be appreciated.

RETURN TO: Mr. Stephen T. Miller, Superintendent
United States Department of the Interior, National Park Service
Tallgrass Prairie National Preserve Office
P.O. Box 585, 226 Broadway
Cottonwood Falls, KS 66845-0585

PART I REVIEW AGENCIES/COMMISSION		
<input type="checkbox"/> Aging	<input type="checkbox"/> Education	<input type="checkbox"/> State Forester
<input type="checkbox"/> Agriculture-DWR	<input type="checkbox"/> Geological Survey, KS	<input type="checkbox"/> Transportation
<input type="checkbox"/> Biological Survey, KS	<input checked="" type="checkbox"/> Health & Environment	<input type="checkbox"/> Water Office, KS
<input type="checkbox"/> Conservation Commission	<input type="checkbox"/> Historical Society	<input type="checkbox"/> Wildlife & Parks
<input type="checkbox"/> Corporation Commission	<input type="checkbox"/> Social & Rehabilitation	
<input type="checkbox"/> Commerce		

PART II AGENCY REVIEW COMMENTS

COMMENTS: (Attach additional sheet if necessary) RE: Visitor Information facilities, Strong City, KS
Please see the enclosed LUST report from Ms. Kristie Ohlemeier, BER and Mr. Michael McNulty, BER has files for the Strong City Dump, currently a burnsite. If you have any questions, please contact him at (785) 296-1938 for further information. Please see the enclosed comments from Mr. Don Carlson, Bureau of Water.

PART III RECOMMENDED ACTION COMMENTS

<input checked="" type="checkbox"/> Clearance of the project should be granted.	<input type="checkbox"/> Clearance of the project should not be delayed but the Applicant should (in the final application) address and clarify the question or concerns indicated above.
<input type="checkbox"/> Clearance of the project should not be granted.	
<input type="checkbox"/> Clearance of the project should be delayed until the issues or questions above have been clarified.	<input type="checkbox"/> Request the opportunity to review final application prior to submission to the federal funding agency.
<input type="checkbox"/> Request a State Process Recommendation in concurrence with the above comments.	

DIVISIONS/ AGENCY/ COMMISSION

Reviewer's Name: Ronald H. Hunsicker Date: November 17, 2003

Organization: Kansas Department of Health & Environment
Director, Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 400
Topeka, KS 66612-1367



K A N S A S

RODERICK L. BREMBY, SECRETARY

DEPARTMENT OF HEALTH AND ENVIRONMENT

KATHLEEN SEBELIUS, GOVERNOR

The following list of Leaking Underground Storage Tank projects are printed from the Agency's database of Underground and Aboveground storage tank facilities that have been assessed. The information contained in this printout is for informational purposes only and does not necessarily represent the current condition of the property.

If the receiver of this information would like to view specific documents in these files, please contact Kristie Ohlemeier at (785) 296-1678 or provide a written request by mail or fax at (785) 296-6190.

DIVISION OF ENVIRONMENT

Bureau of Environmental Remediation

CURTIS STATE OFFICE BUILDING, 1000 SW JACKSON ST., STE 410, TOPEKA, KS 66612-1367

Phone 785-296-1678

Fax 785-296-6190

<http://www.kdhe.state.ks.us/ber/index.html>

Printed on Recycled Paper

Facility Number: 41382 AboveGround Tanks: 1-Active 0 -Inactive Under Ground Tanks: 0-Active 0-Inactive	
Compliance Comments:	Stop Permit from Printing? Temporary Expires Date:
Name: KANSAS DEPT OF TRANSPORTATION Contact Name -- Title: F. Glenn Phinney -- Phone: 316-382-3717	
Signed Date: 11/19/93	
Address: US 50/K-177, MIXSTRIP 2311 City:STRONG CITY State:KS ZipCode:66869	
Physical Address:Us 50/k-177, Mixstrip 2311 City:Strong City State:Ks ZipCode:66869	
County -- District: Chase -- SC Legal Description: of of of Sec: Tws: Rng:	
Location Method:GARMIN 3 PLUS Location Feature:Facility Center Latitude:38.40159416 Longitude:-96.55467519	
Datum:WGS84	
Inspection Date: Inspection Type: Inspector:	
Observed Releases:	
Inventory Control Compliance: Deficiencies:	
Full 1998 Compliance: Deficiencies:	
Full Leak Detection Compliance: Deficiencies:	
2003 UST Due: \$0 Paid: Date: L.Fee:	2004 UST Due: \$0 Paid: Date:
2003 AST Due: \$10 Paid:\$10 Date: 01/03/2003 L.Fee:	2004 AST Due: \$10 Paid: Date:

Owner(23227)(TRANSPORTATION, DEPARTMENT OF)(ROOM 881 DOCKING ST OFFICE BLDG TOPEKA KS 66612)(Phone:785-296-3661)

Type	Tank#	Status	Permit	Exempt YR-Inst	Substance	Capacity	Fill-Rmv-Compl
A	001	Cur In Use	06/02/2003	No	1952 Other(LIQ-ASPHALT MIX)	8,000	

<http://henotes3/BERREGT/BERREG.nsf/8fb4869c370a9f0386256990006b3f10/385326b3e7...> 11/4/03



K A N S A S

RODERICK L. BREMBY, SECRETARY

DEPARTMENT OF HEALTH AND ENVIRONMENT

KATHLEEN SEBELIUS, GOVERNOR

MEMORANDUM

DATE: November 4, 2003

TO: Donna Fisher, Receptionist - DOE Director's Office

FROM: Donald Carlson - BOW

SUBJECT: Agency Review Comments
Tallgrass Prairie National Preserve - Cottonwood Falls

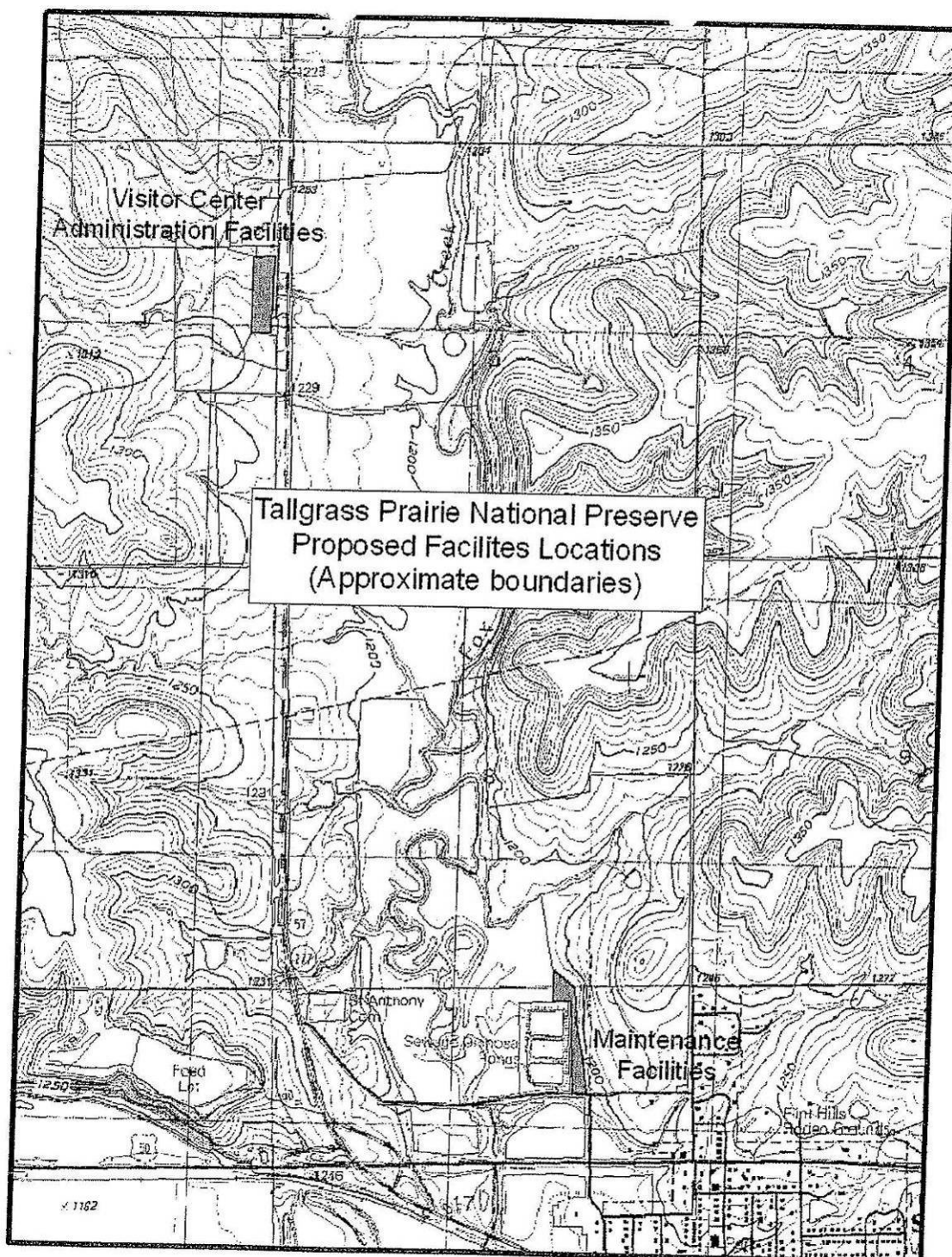
I offer the following comments for review and consideration:

- As of January 9, 2003, the owner or operator (the party responsible for the project) of any construction activity which disturbs 1 acre or more is required to file a National Pollutant Discharge Elimination System (NPDES) permit application for stormwater runoff resulting from construction activities. The project owner (the party responsible for the project) must obtain authorization from KDHE to discharge stormwater runoff associated with construction activities prior to commencing construction. The Kansas construction stormwater general permit, a Notice of Intent (application form), a frequently asked questions file and supplemental materials are on-line on the KDHE Stormwater Program webpage at www.kdhe.state.ks.us/stormwater. Any additional questions or further information regarding construction stormwater permitting requirements should be directed to Alan Brooks at (785) 296-5549.
- Wastewater generated by the facility which is not directed to a City sanitary sewer may require the issuance of a State Water Pollution Control Permit. To obtain information regarding the need for a permit or to obtain the appropriate application forms, please contact Donald Carlson at (785) 296-5547 or Joe Mester at (785) 296-6804.
- If you will utilize a private water well to supply drinking water for the proposed facility, and the facility will serve 25 people or more per day, you need to contact Dave Waldo

DIVISION OF ENVIRONMENT
Bureau of Water - Industrial Programs Section
CURTIS STATE OFFICE BUILDING, 1000 SW JACKSON ST., STE 420, TOPEKA, KS 66612-1367
Voice 785-296-5545 Fax 785-296-0086 <http://www.kdhe.state.ks.us>

regarding any potential State or Federal public water supply laws or requirements that may pertain to the proposed operation. If you should have any questions regarding drinking water regulations, please contact Mr. Dave Waldo at (785) 296-5503.

- If a water well will be utilized as a water source, it should be noted that the construction shall be done by individuals licensed by the KDHE Bureau of Water. For information regarding the licensing of water well contractors can be obtained by contacting Mr. Richard Harper or Mr. Don Taylor at (785) 296-3565 and (785) 296-5522 respectively.



AUG 11 2006 8/11/06



United States Department of Agriculture
Natural Resources Conservation Service
3020 W. 18th Avenue, Suite B
Emporia, Kansas 66801-5140

"A Partner in Conservation Since 1935"

Phone: 620-343-7276
FAX: 620-343-7871
www.ks.nrcs.usda.gov

August 10, 2006

Stephen Miller, Superintendent
Tallgrass Prairie National Preserve Office
P.O. Box 585
Cottonwood Falls, Kansas 66845-0585

Dear Mr. Miller,

Thank you for the opportunity to review the proposed project for a visitor center and administration facilities along the west side of Highway 177 (E2 Sec. 6 T19S R8E). This project is located in Chase County.

Since the proposed project is on land physically located outside the defined city limits and that the proposed project may convert farmland, as defined in the Farmland Protection Policy Act to nonagricultural uses, this project is affected by the Farmland Protection Policy Act and therefore, an AD-1006 form is required. I have completed Parts II, IV and V of the AD-1006 form and I am returning this form back to you to complete Parts VI and VII of this form.

Enclosed is the Site Assessment Criteria information for completing Part VI. The AD-1006 form will need to be returned back to our office once you have completed Sections VI and VII. A map is attached with their legals that indicate the areas that are under water, frequently flooding, occasional flooding and areas that are not flooding. Legends are attached to this map to identify these areas.

I see no other adverse environmental effects for which the Natural Resources Conservation Service is responsible for evaluating.

I wish you well with your project and if our local NRCS office in Cottonwood Falls can be of any assistance, don't hesitate to call.

Sincerely,

WILLIAM M. GILLIAM
Assistant State Conservationist

Attachments

cc w/o attachment:

Gay L. Spencer, District Conservationist, NRCS, Cottonwood Falls, Kansas
Lynn E. Thurlow, Soil Conservationist, NRCS, Salina, Kansas

The Natural Resources Conservation Service provides leadership in a partnership effort to help people conserve, maintain, and improve our natural resources and environment.

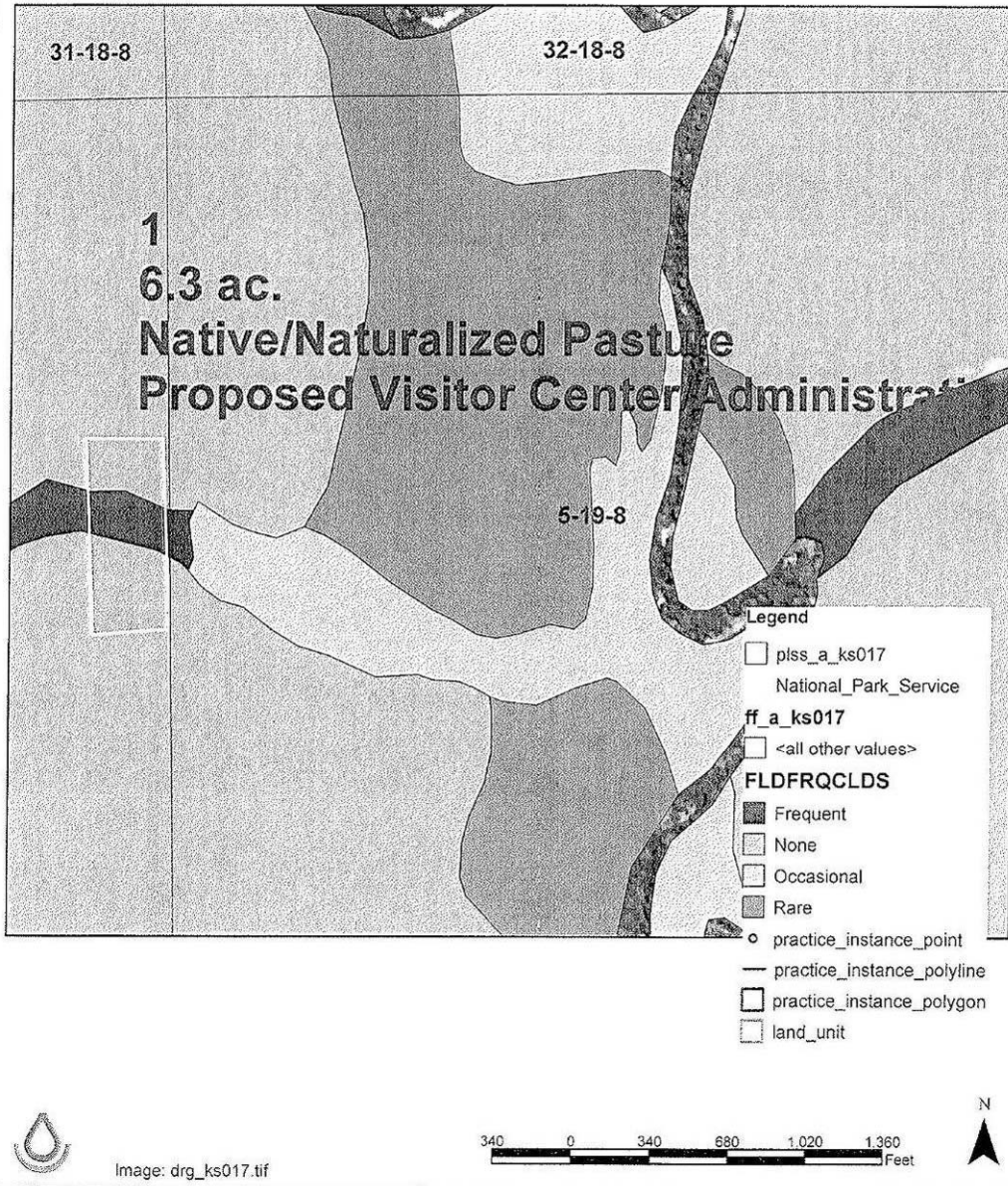
An Equal Opportunity Provider and Employer

Flood Frequency Map

Date: 8/10/2006

Field Office: Emporia Area Office
Agency: NRCS
Assisted By: Sheldon L Hightower

Approximate Acres: 6.3
Legal Description: Sec 6 19 8



Site Assessment Scoring for the Twelve Factors Used in FPPA

The Site Assessment criteria used in the Farmland Protection Policy Act (FPPA) rule are designed to assess important factors other than the agricultural value of the land when determining which alternative sites should receive the highest level of protection from conversion to non agricultural uses.

Twelve factors are used for Site Assessment and ten factors for corridor-type sites. Each factor is listed in an outline form, without detailed definitions or guidelines to follow in the rating process. The purpose of this document is to expand the definitions of use of each of the twelve Site Assessment factors so that all persons can have a clear understanding as to what each factor is intended to evaluate and how points are assigned for given conditions.

In each of the 12 factors a number rating system is used to determine which sites deserve the most protection from conversion to non-farm uses. The higher the number value given to a proposed site, the more protection it will receive. The maximum scores are 10, 15 and 20 points, depending upon the relative importance of each particular question. If a question significantly relates to why a parcel of land should not be converted, the question has a maximum possible protection value of 20, whereas a question which does not have such a significant impact upon whether a site would be converted, would have fewer maximum points possible, for example 10.

The following guidelines should be used in rating the twelve Site Assessment criteria:

1. How much land is in non-urban use within a radius of 1.0 mile from where the project is intended?

More than 90 percent:	15 points
90-20 percent:	14 to 1 points
Less than 20 percent:	0 points

This factor is designed to evaluate the extent to which the area within one mile of the proposed site is non-urban area. For purposes of this rule, "non-urban" should include:

- Agricultural land (crop-fruit trees, nuts, oilseed)
- Range land
- Forest land
- Golf Courses
- Non paved parks and recreational areas
- Mining sites
- Farm Storage
- Lakes, ponds and other water bodies
- Rural roads, and through roads without houses or buildings
- Open space
- Wetlands
- Fish production
- Pasture or hayland

Urban uses include:

- Houses (other than farm houses)
- Apartment buildings
- Commercial buildings
- Industrial buildings
- Paved recreational areas (i.e. tennis courts)
- Streets in areas with 30 structures per 40 acres
- Gas stations

- Equipment, supply stores
- Off-farm storage
- Processing plants
- Shopping malls
- Utilities/Services
- Medical buildings

In rating this factor, an area one-mile from the outer edge of the proposed site should be outlined on a current photo; the areas that are urban should be outlined. For rural houses and other buildings with unknown sizes, use 1 and 1/3 acres per structure. For roads with houses on only one side, use one half of road for urban and one half for non-urban.

The purpose of this rating process is to insure that the most valuable and viable farmlands are protected from development projects sponsored by the Federal Government. With this goal in mind, factor S1 suggests that the more agricultural lands surrounding the parcel boundary in question, the more protection from development this site should receive. Accordingly, a site with a large quantity of non-urban land surrounding it will receive a greater number of points for protection from development. Thus, where more than 90 percent of the area around the proposed site (do not include the proposed site in this assessment) is non-urban, assign 15 points. Where 20 percent or less is non-urban, assign 0 points. Where the area lies between 20 and 90 percent non-urban, assign appropriate points from 14 to 1, as noted below.

Percent Non-Urban Land within 1 mile	Points
90 percent or greater	15
85 to 89 percent	14
80 to 84 percent	13
75 to 79 percent	12
70 to 74 percent	11
65 to 69 percent	10
60 to 64 percent	9
55 to 59 percent	8
50 to 54 percent	7
45 to 49 percent	6
40 to 44 percent	5
35 to 39 percent	4
30 to 34 percent	3
25 to 29 percent	2
21 to 24 percent	1
20 percent or less	0

2. How much of the perimeter of the site borders on land in non-urban use?

More than 90 percent:	10 points
90 to 20 percent:	9 to 1 point(s)
Less than 20 percent:	0 points

This factor is designed to evaluate the extent to which the land adjacent to the proposed site is non-urban use. Where factor #1 evaluates the general location of the proposed site, this factor evaluates the immediate perimeter of the site. The definition of urban and non-urban uses in factor #1 should be used for this factor.

In rating the second factor, measure the perimeter of the site that is in non-urban and urban use. Where more than 90 percent of the perimeter is in non-urban use, score this factor 10 points. Where less than 20 percent, assign 0 points. If a road is next to the perimeter, class the area according to the

use on the other side of the road for that area. Use 1 and 1/3 acre per structure if not otherwise known. Where 20 to 90 percent of the perimeter is non-urban, assign points as noted below:

Percentage of Perimeter Bordering Land	Points
90 percent or greater	10
82 to 89 percent	9
74 to 81 percent	8
65 to 73 percent	7
58 to 65 percent	6
50 to 57 percent	5
42 to 49 percent	4
34 to 41 percent	3
27 to 33 percent	2
21 to 26 percent	1
20 percent or Less	0

3. How much of the site has been farmed (managed for a scheduled harvest or timber activity) more than five of the last ten years?

More than 90 percent:	20 points
90 to 20 percent:	19 to 1 point(s)
Less than 20 percent:	0 points

This factor is designed to evaluate the extent to which the proposed conversion site has been used or managed for agricultural purposes in the past 10 years.

Land is being farmed when it is used or managed for food or fiber, to include timber products, fruit, nuts, grapes, grain, forage, oil seed, fish and meat, poultry and dairy products.

Land that has been left to grow up to native vegetation without management or harvest will be considered as abandoned and therefore not farmed. The proposed conversion site should be evaluated and rated according to the percent, of the site farmed.

If more than 90 percent of the site has been farmed 5 of the last 10 years score the site as follows:

Percentage of Site Farmed	Points
90 percent or greater	20
86 to 89 percent	19
82 to 85 percent	18
78 to 81 percent	17
74 to 77 percent	16
70 to 73 percent	15
66 to 69 percent	14
62 to 65 percent	13
58 to 61 percent	12
54 to 57 percent	11
50 to 53 percent	10
46 to 49 percent	9
42 to 45 percent	8
38 to 41 percent	7
35 to 37 percent	6
32 to 34 percent	5
29 to 31 percent	4
26 to 28 percent	3

23 to 25 percent	2
20 to 22 percent percent or Less	1
Less than 20 percent	0

4. Is the site subject to state or unit of local government policies or programs to protect farmland or covered by private programs to protect farmland?

Site is protected:	20 points
Site is not protected:	0 points

This factor is designed to evaluate the extent to which state and local government and private programs have made efforts to protect this site from conversion.

State and local policies and programs to protect farmland include:

State Policies and Programs to Protect Farmland

1. Tax Relief:

A. Differential Assessment: Agricultural lands are taxed on their agricultural use value, rather than at market value. As a result, farmers pay fewer taxes on their land, which helps keep them in business, and therefore helps to insure that the farmland will not be converted to nonagricultural uses.

1. Preferential Assessment for Property Tax: Landowners with parcels of land used for agriculture are given the privilege of differential assessment.
2. Deferred Taxation for Property Tax: Landowners are deterred from converting their land to nonfarm uses, because if they do so, they must pay back taxes at market value.
3. Restrictive Agreement for Property Tax: Landowners who want to receive Differential Assessment must agree to keep their land in - eligible use.

B. Income Tax Credits

Circuit Breaker Tax Credits: Authorize an eligible owner of farmland to apply some or all of the property taxes on his or her farmland and farm structures as a tax credit against the owner's state income tax.

C. Estate and Inheritance Tax Benefits

Farm Use Valuation for Death Tax: Exemption of state tax liability to eligible farm estates.

2. "Right to farm" laws:

Prohibits local governments from enacting laws which will place restrictions upon normally accepted farming practices, for example, the generation of noise, odor or dust.

3. Agricultural Districting:

Wherein farmers voluntarily organize districts of agricultural land to be legally recognized geographic areas. These farmers receive benefits, such as protection from annexation, in exchange for keeping land within the district for a given number of years.

4. Land Use Controls: Agricultural Zoning.

Types of Agricultural Zoning Ordinances include:

- A. Exclusive: In which the agricultural zone is restricted to only farm-related dwellings, with, for example, a minimum of 40 acres per dwelling unit.
- B. Non-Exclusive: In which non-farm dwellings are allowed, but the density remains low, such as 20 acres per dwelling unit.

Additional Zoning techniques include:

- A. Sliding Scale: This method looks at zoning according to the total size of the parcel owned. For example, the number of dwelling units per a given number of acres may change from county to county according to the existing land acreage to dwelling unit ratio of surrounding parcels of land within the specific area.

- B. Point System or Numerical Approach: Approaches land use permits on a case by case basis.

LESA: The LESA system (Land Evaluation-Site Assessment) is used as a tool to help assess options for land use on an evaluation of productivity weighed against commitment to urban development.

- C. Conditional Use: Based upon the evaluation on a case by case basis by the Board of Zoning Adjustment. Also may include the method of using special land use permits.

5. Development Rights:

- A. Purchase of Development Rights (PDR): Where development rights are purchased by Government action.

Buffer Zoning Districts: Buffer Zoning Districts are an example of land purchased by Government action. This land is included in zoning ordinances in order to preserve and protect agricultural lands from non-farm land uses encroaching upon them.

- B. Transfer of Development Rights (TDR): Development rights are transferable for use in other locations designated as receiving areas. TDR is considered a locally based action (not state), because it requires a voluntary decision on the part of the individual landowners.

6. Governor's Executive Order: Policy made by the Governor, stating the importance of agriculture, and the preservation of agricultural lands. The Governor orders the state agencies to avoid the unnecessary conversion of important farmland to nonagricultural uses.

7. Voluntary State Programs:

- A. California's Program of Restrictive Agreements and Differential Assessments: The California Land Conservation Act of 1965, commonly known as the Williamson Act, allows cities, counties and individual landowners to form agricultural preserves and enter into contracts for 10 or more years to insure that these parcels of land remain strictly for agricultural use. Since 1972 the Act has extended eligibility to recreational and open space lands such as scenic highway corridors, salt ponds and wildlife preserves. These contractually restricted lands may be taxed differentially for their real value. One hundred-acre districts constitute the minimum land size eligible.

Suggestion: An improved version of the Act would state that if the land is converted after the contract expires, the landowner must pay the difference in the taxes between market value for the land and the agricultural tax value which he or she had been

paying under the Act. This measure would help to insure that farmland would not be converted after the 10 year period ends.

- B. Maryland Agricultural Land Preservation Program: Agricultural landowners within agricultural districts have the opportunity to sell their development rights to the Maryland Land Preservation Foundation under the agreement that these landowners will not subdivide or develop their land for an initial period of five years. After five years the landowner may terminate the agreement with one year notice.

As is stated above under the California Williamson Act, the landowner should pay the back taxes on the property if he or she decides to convert the land after the contract expires, in order to discourage such conversions.

- C. Wisconsin Income Tax Incentive Program: The Wisconsin Farmland Preservation Program of December 1977 encourages local jurisdictions in Wisconsin to adopt agricultural preservation plans or exclusive agricultural district zoning ordinances in exchange for credit against state income tax and exemption from special utility assessment. Eligible candidates include local governments and landowners with at least 35 acres of land per dwelling unit in agricultural use and gross farm profits of at least \$6,000 per year, or \$18,000 over three years.

8. Mandatory State Programs:

- A. The Environmental Control Act in the state of Vermont was adopted in 1970 by the Vermont State Legislature. The Act established an environmental board with 9 members (appointed by the Governor) to implement a planning process and a permit system to screen most subdivisions and development proposals according to specific criteria stated in the law. The planning process consists of an interim and a final Land Capability and Development Plan, the latter of which acts as a policy plan to control development. The policies are written in order to:

- prevent air and water pollution;
- protect scenic or natural beauty, historic sites and rare and irreplaceable natural areas; and
- consider the impacts of growth and reduction of development on areas of primary agricultural soils.

- B. The California State Coastal Commission: In 1976 the Coastal Act was passed to establish a permanent Coastal Commission with permit and planning authority. The purpose of the Coastal Commission was and is to protect the sensitive coastal zone environment and its resources, while accommodating the social and economic needs of the state. The Commission has the power to regulate development in the coastal zones by issuing permits on a case by case basis until local agencies can develop their own coastal plans, which must be certified by the Coastal Commission.

- C. Hawaii's Program of State Zoning: In 1961, the Hawaii State Legislature established Act 187, the Land Use Law, to protect the farmland and the welfare of the local people of Hawaii by planning to avoid "unnecessary urbanization". The Law made all state lands into four districts: agricultural, conservation, rural and urban. The Governor appointed members to a State Land Use Commission, whose duties were to uphold the Law and form the boundaries of the four districts. In addition to state zoning, the Land Use Law introduced a program of Differential Assessment, wherein agricultural landowners paid taxes on their land for its agricultural use value, rather than its market value.

- D. The Oregon Land Use Act of 1973: This act established the Land Conservation and Development Commission (LCDC) to provide statewide planning goals and guidelines.

Under this Act, Oregon cities and counties are each required to draw up a comprehensive plan, consistent with statewide planning goals. Agricultural land preservation is high on the list of state goals to be followed locally.

If the proposed site is subject to or has used one or more of the above farmland protection programs or policies, score the site 20 points. If none of the above policies or programs apply to this site, score 0 points.

5. How close is the site to an urban built-up area?

The site is 2 miles or more from an urban built-up area	15 points
The site is more than 1 mile but less than 2 miles from an urban built-up area	10 points
The site is less than 1 mile from, but is not adjacent to an urban built-up area	5 points
The site is adjacent to an urban built-up area	0 points

This factor is designed to evaluate the extent to which the proposed site is located next to an existing urban area. The urban built-up area must be 2500 population. The measurement from the built-up area should be made from the point at which the density is 30 structures per 40 acres and with no open or non-urban land existing between the major built-up areas and this point. Suburbs adjacent to cities or urban built-up areas should be considered as part of that urban area.

For greater accuracy, use the following chart to determine how much protection the site should receive according to its distance from an urban area. See chart below:

Distance From Perimeter of Site to Urban Area	Points
More than 10,560 feet	15
9,860 to 10,559 feet	14
9,160 to 9,859 feet	13
8,460 to 9,159 feet	12
7,760 to 8,459 feet	11
7,060 to 7,759 feet	10
6,360 to 7,059 feet	9
5,660 to 6,359 feet	8
4,960 to 5,659 feet	7
4,260 to 4,959 feet	6
3,560 to 4,259 feet	5
2,860 to 3,559 feet	4
2,160 to 2,859 feet	3
1,460 to 2,159 feet	2
760 to 1,459 feet	1
Less than 760 feet (adjacent)	0

6. How close is the site to water lines, sewer lines and/or other local facilities and services whose capacities and design would promote nonagricultural use?

None of the services exist nearer than 3 miles from the site	15 points
Some of the services exist more than one but less than 3 miles from the site	10 points
All of the services exist within 1/2 mile of the site	0 points

This question determines how much infrastructure (water, sewer, etc.) is in place which could facilitate nonagricultural development. The fewer facilities in place, the more difficult it is to develop an area. Thus, if a proposed site is further away from these services (more than 3 miles distance away), the site should be awarded the highest number of points (15). As the distance of the parcel of land to services decreases, the number of points awarded declines as well. So, when the site is equal to or further than 1 mile but less than 3 miles away from services, it should be given 10 points. Accordingly, if this distance is 1/2 mile to less than 1 mile, award 5 points; and if the distance from land to services is less than 1/2 mile, award 0 points.

Distance to public facilities should be measured from the perimeter of the parcel in question to the nearest site(s) where necessary facilities are located. If there is more than one distance (i.e. from site to water and from site to sewer), use the average distance (add all distances and then divide by the number of different distances to get the average).

Facilities which could promote nonagricultural use include:

- Water lines
- Sewer lines
- Power lines
- Gas lines
- Circulation (roads)
- Fire and police protection
- Schools

7. Is the farm unit(s) containing the site (before the project) as large as the average-size farming unit in the county? (Average farm sizes in each county are available from the NRCS field offices in each state. Data are from the latest available Census of Agriculture, Acreage of Farm Units in Operation with \$1,000 or more in sales.)

As large or larger:	10 points
Below average: Deduct 1 point for each 5 percent below the average, down to 0 points if 50 percent or more is below average	9 to 0 points

This factor is designed to determine how much protection the site should receive, according to its size in relation to the average size of farming units within the county. The larger the parcel of land, the more agricultural use value the land possesses, and vice versa. Thus, if the farm unit is as large or larger than the county average, it receives the maximum number of points (10). The smaller the parcel of land compared to the county average, the fewer number of points given. Please see below:

Parcel Size in Relation to Average County Size	Points
Same size or larger than average (100 percent)	10
95 percent of average	9
90 percent of average	8
85 percent of average	7
80 percent of average	6
75 percent of average	5
70 percent of average	4
65 percent of average	3
60 percent of average	2
55 percent of average	1
50 percent or below county average	0

State and local Natural Resources Conservation Service offices will have the average farm size information, provided by the latest available Census of Agriculture data

8. If this site is chosen for the project, how much of the remaining land on the farm will become non-farmable because of interference with land patterns?

Acreage equal to more than 25 percent of acres directly converted by the project	10 points
Acreage equal to between 25 and 5 percent of the acres directly converted by the project	9 to 1 point(s)
Acreage equal to less than 5 percent of the acres directly converted by the project	0 points

This factor tackles the question of how the proposed development will affect the rest of the land on the farm. The site which deserves the most protection from conversion will receive the greatest number of points, and vice versa. For example, if the project is small, such as an extension on a house, the rest of the agricultural land would remain farmable, and thus a lower number of points is given to the site. Whereas if a large-scale highway is planned, a greater portion of the land (not including the site) will become non-farmable, since access to the farmland will be blocked; and thus, the site should receive the highest number of points (10) as protection from conversion.

Conversion uses of the Site Which Would Make the Rest of the Land Non-Farmable by Interfering with Land Patterns

Conversions which make the rest of the property nonfarmable include any development which blocks accessibility to the rest of the site. Examples are highways, railroads, dams or development along the front of a site restricting access to the rest of the property.

The point scoring is as follows:

Amount of Land Not Including the Site Which Will Become Non-Farmable	Points
25 percent or greater	10
23 - 24 percent	9
21 - 22 percent	8
19 - 20 percent	7
17 - 18 percent	6
15 - 16 percent	5
13 - 14 percent	4
11 - 12 percent	3
9 - 11 percent	2
6 - 8 percent	1
5 percent or less	0

9. Does the site have available adequate supply of farm support services and markets, i.e., farm suppliers, equipment dealers, processing and storage facilities and farmer's markets?

All required services are available	5 points
Some required services are available	4 to 1 point(s)
No required services are available	0 points

This factor is used to assess whether there are adequate support facilities, activities and industry to keep the farming business in business. The more support facilities available to the agricultural

landowner, the more feasible it is for him or her to stay in production. In addition, agricultural support facilities are compatible with farmland. This fact is important, because some land uses are not compatible; for example, development next to farmland can be dangerous to the welfare of the agricultural land, as a result of pressure from the neighbors who often do not appreciate the noise, smells and dust intrinsic to farmland. Thus, when all required agricultural support services are available, the maximum number of points (5) are awarded. When some services are available, 4 to 1 point(s) are awarded; and consequently, when no services are available, no points are given. See below:

Percent of Services Available	Points
100 percent	5
75 to 99 percent	4
50 to 74 percent	3
25 to 49 percent	2
1 to 24 percent	1
No services	0

10. Does the site have substantial and well-maintained on farm investments such as barns, other storage buildings, fruit trees and vines, field terraces, drainage, irrigation, waterways, or other soil and water conservation measures?

High amount of on-farm investment	20 points
Moderate amount of non-farm investment	19 to 1 point(s)
No on-farm investments	0 points

This factor assesses the quantity of agricultural facilities in place on the proposed site. If a significant agricultural infrastructure exists, the site should continue to be used for farming, and thus the parcel will receive the highest amount of points towards protection from conversion or development. If there is little on farm investment, the site will receive comparatively less protection. See-below:

Amount of On-farm Investment	Points
As much or more than necessary to maintain production (100 percent)	20
95 to 99 percent	19
90 to 94 percent	18
85 to 89 percent	17
80 to 84 percent	16
75 to 79 percent	15
70 to 74 percent	14
65 to 69 percent	13
60 to 64 percent	12
55 to 59 percent	11
50 to 54 percent	10
45 to 49 percent	9
40 to 44 percent	8
35 to 39 percent	7
30 to 34 percent	6
25 to 29 percent	5
20 to 24 percent	4
15 to 19 percent	3
10 to 14 percent	2
5 to 9 percent	1
0 to 4 percent	0

11. Would the project at this site, by converting farmland to nonagricultural use, reduce the support for farm support services so as to jeopardize the continued existence of these support services and thus, the viability of the farms remaining in the area?

Substantial reduction in demand for support services if the site is converted	10 points
Some reduction in demand for support services if the site is converted	9 to 1 point(s)
No significant reduction in demand for support services if the site is converted	0 points

This factor determines whether there are other agriculturally related activities, businesses or jobs dependent upon the working of the pre-converted site in order for the others to remain in production. The more people and farming activities relying upon this land, the more protection it should receive from conversion. Thus, if a substantial reduction in demand for support services were to occur as a result of conversions, the proposed site would receive a high score of 10; some reduction in demand would receive 9 to 1 point(s), and no significant reduction in demand would receive no points.

Specific points are outlined as follows:

Amount of Reduction in Support Services if Site is Converted to Nonagricultural Use	Points
Substantial reduction (100 percent)	10
90 to 99 percent	9
80 to 89 percent	8
70 to 79 percent	7
60 to 69 percent	6
50 to 59 percent	5
40 to 49 percent	4
30 to 39 percent	3
20 to 29 percent	2
10 to 19 percent	1
No significant reduction (0 to 9 percent)	0

12. Is the kind and intensity of the proposed use of the site sufficiently incompatible with agriculture that it is likely to contribute to the eventual conversion of the surrounding farmland to nonagricultural use?

Proposed project is incompatible with existing agricultural use of surrounding farmland	10 points
Proposed project is tolerable of existing agricultural use of surrounding farmland	9 to 1 point(s)
Proposed project is fully compatible with existing agricultural use of surrounding farmland	0 points

Factor 12 determines whether conversion of the proposed agricultural site will eventually cause the conversion of neighboring farmland as a result of incompatibility of use of the first with the latter. The more incompatible the proposed conversion is with agriculture, the more protection this site receives from conversion. Therefore, if the proposed conversion is incompatible with agriculture, the site receives 10 points. If the project is tolerable with agriculture, it receives 9 to 1 points; and if the proposed conversion is compatible with agriculture, it receives 0 points.



United States Department of Agriculture
Natural Resources Conservation Service
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August 2, 2006

Stephen Miller, Superintendent
Tallgrass Prairie National Preserve Office
P.O. Box 585
Cottonwood Falls, Kansas 66845-0585

Dear Mr. Miller,

Thank you for the opportunity to review the proposed project for a maintenance facility along the east side of the Strong City sewage lagoons. This project is located in Chase County.

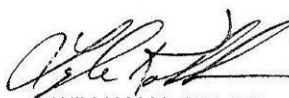
Since the proposed project is on land physically located outside the defined city limits and that the proposed project may convert farmland, as defined in the Farmland Protection Policy Act to nonagricultural uses, this project is affected by the Farmland Protection Policy Act and therefore, an AD-1006 form is required. I have completed Parts II, IV and V of the AD-1006 form and I am returning this form back to you to complete Parts VI and VII of this form.

Enclosed is the Site Assessment Criteria information for completing Part VI. The AD-1006 form will need to be returned back to our office once you have completed Sections VI and VII. A map is attached with their legals that indicate the areas that are under water, frequently flooding, occasional flooding and areas that are not flooding. Legends are attached to this map to identify these areas.

I see no other adverse environmental effects for which the Natural Resources Conservation Service is responsible for evaluating.

I wish you well with your project and if our local NRCS office in Cottonwood Falls can be of any assistance, don't hesitate to call.

Sincerely,


WILLIAM M. GILLIAM *Acting*
Assistant State Conservationist

Attachments

cc w/o attachment:

Gay L. Spencer, District Conservationist, NRCS, Cottonwood Falls, Kansas
Lynn E. Thurlow, Soil Conservationist, NRCS, Salina, Kansas

The Natural Resources Conservation Service provides leadership in a partnership effort to help people conserve, maintain, and improve our natural resources and environment.

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